First Security Bank

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Idaho Construction Report

Volume 37, Number 8

Dr. Kelly K. Matthews—Economist

August 1990

Despite higher oil prices and increased international risk, Idaho's new construction activity in August was very strong. Significant gains were recorded in each major segment—residential, nonresidential and repairs. Total construction value of $89.6 million was the second largest monthly total in 1990, only behind the $92.8 million in May. Nationally, the story is vastly different. Housing starts in August were 1.1 million annual rate, the seventh consecutive monthly decline, which constitutes the longest losing streak in eight years.

Nonresidential construction jumped abruptly to $31.7 million in August, rising 68 percent above July and 200 percent greater than last year. August's total exceeded every month for the past five years except for June 1989 ($33.8 million) and April 1988 ($48.2 million). Boise City issued commercial construction permits reaching $21.7 million, with notable activity also occurring in Idaho Falls ($5.3 million) and Twin Falls ($1.8 million). Nonresidential construction valuation cumulative through August attained $137.6 million, a gain of 32 percent.

Single-family residential permits issued in August at 376 surpassed totals in each of the prior two months and were 13 percent higher than a year ago. During the January - August period, the number of single-family permits has expanded 37 percent, while the permit valuation was up a nearly similar 35 percent. Average statewide single-family permit valuation during this eight-month time frame was $92,210, down 1.7 percent from $93,780 last year. This compares with $86,328 in Ada County, $77,345 in Bonneville County, $79,750 in Kootenai County and $205,844 in Blaine County.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in August was $89,595,438, or 57.1 percent above August 1989. *NEW RESIDENTIAL CONSTRUCTION* for 553 new dwelling units totaled $39,760,294, an increase of 26.8 percent in number and an increase of 29.1 percent in value compared with a year ago. Included in the total residential permits were 376 single-family, 93 multi-family and 84 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $31,736,589 was up 199.6 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $18,098,555 were up 15.8 percent.

Building Permit Construction Summary

	August	% Chg	Eight Months	% Chg
Total New Dwelling Units	553	+ 26.8	3,950	+ 28.3
Single-Family	376	+ 12.9	2,638	+ 36.8
Multi-Family	93	+481.3	765	+ 14.9
Mobile Homes	84	- 3.4	547	+ 12.8
Total Residential Value	$ 39,760,294	+ 29.1	$ 280,930,637	+ 33.2
Single-Family	36,146,683	+ 24.0	243,249,679	+ 34.5
Multi-Family	3,055,283	+325.6	33,782,861	+ 33.0
Mobile Homes	558,328	- 39.3	3,898,097	- 18.2
Nonresidential Value	31,736,589	+199.6	137,604,409	+ 32.3
Alterations & Repair Value	18,098,555	+ 15.8	137,669,185	+ 13.4
TOTAL CONSTRUCTION VALUE	$ 89,595,438	+ 57.1	$ 556,204,231	+ 27.5

IDAHO CONSTRUCTION REPORT

AUGUST 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry			NO PERMITS ISSUED			$0
Coeur d'Alene	20	69	1,441,673	314,000	374,742	2,130,415
Kootenai County Un	44	113	2,735,893	323,649	451,243	3,510,785
Craigmont	0	3	0	0	8,600	8,600
Grangeville	1	8	74,416	15,000	15,944	105,360
Lewiston	6	91	529,876	20,000	459,706	1,009,582
Nez Perce County Un	2	11	293,520	13,000	78,576	385,096
Moscow	7	63	563,587	0	251,937	815,524
Latah County Un	9	20	539,727	26,835	82,766	649,328
Orofino	1	9	8,000	0	33,302	41,302
Osburn	0	20	0	3,000	56,249	59,249
Sandpoint	1	9	98,686	0	29,640	128,326
St. Maries	0	6	0	0	60,678	60,678
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	91	422	$6,285,378	$715,484	$1,903,383	$8,904,245
Boise City	198	1,634	$13,893,795	$21,731,598	$9,528,125	$45,153,518
Meridian	35	59	2,199,622	0	773,419	2,973,041
Ada County Un	32	96	2,319,023	119,598	491,864	2,930,485
Caldwell	2	13	171,388	0	118,740	290,128
Canyon County Un	29	54	1,419,634	61,980	315,022	1,796,636
Nampa	19	62	1,143,102	0	1,029,293	2,172,395
Emmett	1	20	78,949	0	58,767	137,716
Gooding	0	6	0	0	30,066	30,066
Hailey	10	27	984,175	24,285	85,905	1,094,365
Ketchum	4	17	1,111,000	0	902,300	2,013,300
Sun Valley	3	11	1,139,000	53,000	5,800	1,197,800
Blaine County Un	14	22	3,083,000	0	163,000	3,246,000
Jerome	1	3	1,000	0	2,000	3,000
Mountain Home	1	7	74,416	0	22,604	97,020
Payette	0	4	0	6,800	15,000	21,800
Shoshone	0	1	0	0	3,000	3,000
Twin Falls City	9	52	570,116	1,846,982	566,453	2,983,551
Twin Falls County Un	6	11	93,130	0	62,366	155,496
Weiser	2	12	81,950	10,000	76,126	168,076
TOTAL SOUTHWESTERN	366	2,111	$28,363,300	$23,854,243	$14,249,850	$66,467,393
Blackfoot	0	4	$0	$60,000	$48,500	$108,500
Bingham County Un	14	28	434,700	404,800	86,000	925,500
Idaho Falls	26	105	1,928,260	5,267,992	812,963	8,009,215
Ammon	0	6	0	8,525	8,025	16,550
Bonneville County Un	11	32	430,576	757,440	100,466	1,288,482
Rexburg	1	2	80,000	80,000	0	160,000
Rigby	2	3	140,000	0	1,500	141,500
Jefferson County Un	11	29	222,500	174,577	13,200	410,277
Salmon	2	4	113,800	0	6,500	120,300
Lemhi County Un	3	9	55,000	52,800	10,000	117,800
St. Anthony	0	4	0	0	21,500	21,500
TOTAL EASTERN	70	226	$3,404,836	$6,806,134	$1,108,654	$11,319,624
American Falls	0	5	$0	$106,600	$0	$106,600
Power County Un	2	4	256,000	23,000	0	279,000
Burley	3	8	375,794	12,900	600	389,294
Chubbuck	0	7	0	0	16,400	16,400
Montpelier	0	8	0	9,100	0	9,100
Pocatello	4	44	241,000	95,288	568,908	905,196
Bannock County Un	8	15	398,793	0	108,750	507,543
Preston	2	3	213,709	15,000	0	228,709
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	14	0	76,340	35,700	112,040
Minidoka County Un	6	18	173,964	22,500	92,790	289,254
Soda Springs	1	6	47,520	0	13,520	61,040
TOTAL SOUTHEASTERN	26	132	$1,706,780	$360,728	$836,668	$2,904,176
TOTAL 56 LOCATIONS	553	2,891	$39,760,294	$31,736,589	$18,098,555	$89,595,438

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

EIGHT MONTHS CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	2	13	$133,000	$0	$67,000	$200,000
Coeur d'Alene	92	381	6,525,896	8,689,707	3,390,456	18,606,059
Kootenai County Un	260	606	14,855,816	3,903,508	2,565,118	21,324,442
Craigmont	0	13	0	10,500	23,655	34,155
Grangeville	36	63	1,523,292	57,879	173,372	1,754,543
Lewiston	45	721	3,307,893	1,482,778	3,850,808	8,641,479
Nez Perce County Un	12	92	910,356	2,702,874	971,668	4,584,898
Moscow	34	280	3,353,159	34,700	7,158,611	10,546,470
Latah County Un	31	116	1,368,840	142,335	947,820	2,458,995
Orofino	3	96	109,000	35,000	352,713	496,713
Osburn	3	45	0	49,272	129,892	179,164
Sandpoint	122	93	3,367,044	5,500,000	514,474	9,381,518
St. Maries	2	99	83,878	336,191	456,875	876,944
Benewah County Un	0	8	0	6,030	66,100	72,130
TOTAL NORTHERN	642	2,626	$35,538,174	$22,950,774	$20,668,562	$79,157,510
Boise City	1,153	10,117	$76,142,166	$50,498,152	$72,201,409	$198,841,727
Meridian	194	337	12,530,180	2,392,596	2,156,878	17,079,654
Ada County Un	314	783	23,713,123	4,613,448	3,247,502	31,574,073
Caldwell	62	110	1,765,602	7,330,669	896,832	9,993,103
Canyon County Un	210	358	11,616,733	2,258,896	1,329,698	15,205,327
Nampa	106	386	5,937,121	2,130,355	2,997,717	11,065,193
Emmett	8	173	470,927	0	777,002	1,247,929
Gooding	0	18	0	172,300	168,973	341,273
Hailey	104	135	8,091,495	1,118,370	444,335	9,654,200
Ketchum	57	121	15,383,535	4,459,000	3,108,738	22,951,273
Sun Valley	56	119	15,933,000	187,000	1,892,300	18,012,300
Blaine County Un	102	153	22,027,491	606,025	2,195,800	24,829,316
Jerome	7	41	27,000	0	78,642	105,642
Mountain Home	20	118	1,001,226	40,000	506,383	1,547,609
Payette	6	25	102,000	27,100	703,349	832,449
Shoshone	0	6	0	6,700	107,000	113,700
Twin Falls City	81	311	5,836,693	3,939,948	5,579,678	15,356,319
Twin Falls County Un	72	78	1,739,898	212,467	343,207	2,295,572
Weiser	7	85	189,950	627,000	456,908	1,273,858
TOTAL SOUTHWESTERN	2,559	13,474	$202,508,140	$80,620,026	$99,192,351	$382,320,517
Blackfoot	1	42	$114,000	$415,700	$378,089	$907,789
Bingham County Un	80	158	2,891,050	7,296,400	1,095,621	11,283,071
Idaho Falls	258	657	19,153,200	10,144,511	4,312,546	33,610,257
Ammon	6	26	543,771	21,965	99,372	665,108
Bonneville County Un	110	246	5,287,477	2,357,725	836,965	8,482,167
Rexburg	10	33	645,200	1,139,500	185,740	1,970,440
Rigby	4	16	298,000	305,750	11,100	614,850
Jefferson County Un	78	186	2,819,070	4,281,051	1,148,100	8,248,221
Salmon	8	44	212,600	21,500	218,714	452,814
Lemhi County Un	30	85	1,154,502	121,076	269,609	1,545,187
St. Anthony	1	11	10,000	0	41,600	51,600
TOTAL EASTERN	586	1,504	$33,128,870	$26,105,178	$8,597,456	$67,831,504
American Falls	5	38	$203,000	$131,600	$867,580	$1,202,180
Power County Un	7	27	522,800	743,700	17,500	1,284,000
Burley	9	39	883,454	309,400	80,200	1,273,054
Chubbuck	10	34	612,390	32,000	233,340	877,730
Montpelier	0	35	0	32,600	15,502	48,102
Pocatello	61	330	4,337,327	2,194,498	6,382,744	12,914,569
Bannock County Un	18	54	1,037,910	143,000	490,333	1,671,243
Preston	7	19	749,596	1,381,540	31,500	2,162,636
Franklin County Un	4	5	190,000	0	10,000	200,000
Rupert	4	68	82,380	569,863	464,776	1,117,019
Minidoka County Un	33	101	851,576	2,358,770	545,858	3,756,204
Soda Springs	5	29	285,020	31,460	71,483	387,963
TOTAL SOUTHEASTERN	163	779	$9,755,453	$7,928,431	$9,210,816	$26,894,700
TOTAL 56 LOCATIONS	3,950	18,383	$280,930,637	$137,604,409	$137,669,185	$556,204,231

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — AUGUST 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	5	$0	$0	$45,500	$45,500
Coeur d'Alene	6	50	275,037	3,122,000	242,742	3,639,779
Kootenai County Un	36	103	2,171,158	292,535	314,664	2,778,357
Craigmont	0	1	0	0	3,000	3,000
Grangeville	0	9	0	0	39,971	39,971
Lewiston	8	98	759,928	0	389,068	1,148,996
Nez Perce Co Un	4	15	144,676	549,014	14,220	707,910
Moscow	1	46	59,500	0	129,497	188,997
Latah County Un	5	21	164,072	36,323	147,881	348,276
Orofino	0	19	0	135,968	39,362	175,330
Osburn	0	2	0	0	1,558	1,558
Sandpoint	2	7	180,000	0	46,000	226,000
St. Maries	2	8	14,650	0	20,656	35,306
Benewah County Un	6	21	95,000	112,000	61,000	268,000
TOTAL NORTHERN	70	405	$3,864,021	$4,247,840	$1,495,119	$9,606,980
Boise City	115	1,367	$8,579,442	$1,519,700	$9,567,220	$19,666,362
Meridian	18	37	1,331,608	135,240	191,704	1,658,552
Ada County Un	45	107	3,475,578	610,149	498,718	4,584,445
Caldwell	4	18	190,484	44,800	93,888	329,172
Canyon County Un	29	42	1,484,096	220,396	52,686	1,757,178
Nampa	14	47	733,027	416,869	194,030	1,343,926
Emmett	1	20	40,000	0	71,170	111,170
Gooding	0	1	0	0	23,961	23,961
Hailey	3	11	274,730	0	95,000	369,730
Ketchum	7	30	1,515,116	846,390	881,000	3,242,506
Sun Valley	8	13	1,778,000	10,000	19,000	1,807,000
Blaine County Un	12	15	2,200,425	0	71,500	2,271,925
Jerome	0	3	0	0	12,599	12,599
Mountain Home	2	28	148,801	138,706	49,484	336,991
Payette	0	4	0	20,000	12,000	32,000
Shoshone	0	3	0	0	31,000	31,000
Twin Falls City	8	29	782,093	238,614	113,216	1,133,923
Twin Falls Co Un	2	12	88,743	64,144	94,725	247,612
Weiser	0	7	0	0	28,957	28,957
TOTAL SOUTHWESTERN	268	1,794	$22,622,143	$4,265,008	$12,101,858	$38,989,009
Blackfoot	0	7	$0	$6,000	$13,500	$19,500
Bingham County Un	16	30	529,800	239,992	30,172	799,964
Idaho Falls	21	91	1,363,080	357,758	539,465	2,260,303
Ammon	1	2	40,000	0	12,000	52,000
Bonneville Co Un	17	42	576,459	141,128	268,340	985,927
Rexburg	0	5	0	23,000	420,000	443,000
Rigby	1	3	60,000	0	1,650	61,650
Jefferson Co Un	10	28	165,100	157,170	37,150	359,420
Salmon	0	9	0	2,500	48,000	50,500
Lemhi County Un	4	12	128,000	10,600	27,000	165,600
St. Anthony	0	4	0	20,000	0	20,000
TOTAL EASTERN	70	233	$2,862,439	$958,148	$1,397,277	$5,217,864
American Falls	1	5	$13,500	$33,000	$2,500	$49,000
Power County Un	4	8	175,000	0	14,200	189,200
Burley	0	7	0	105,500	12,500	118,000
Chubbuck	2	6	76,000	0	36,200	112,200
Montpelier	0	3	0	0	600	600
Pocatello	7	41	486,000	632,000	395,074	1,513,074
Bannock County Un	3	5	219,430	2,400	17,600	239,430
Preston	1	7	90,000	130,000	22,500	242,500
Franklin County Un	2	2	127,000	0	0	127,000
Rupert	0	17	0	0	82,670	82,670
Minidoka County Un	7	18	251,760	201,022	39,808	492,590
Soda Springs	1	10	11,000	19,000	16,550	46,550
TOTAL SOUTHEASTERN	28	129	$1,449,690	$1,122,922	$640,202	$3,212,814
TOTAL 56 LOCATIONS	436	2,561	$30,798,293	$10,593,918	$15,634,456	$57,026,667

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS EIGHT MONTHS CUMULATIVE 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	20	19	$676,876	$0	$113,460	$790,336
Coeur d'Alene	177	349	6,866,070	7,300,386	3,403,391	17,569,847
Kootenai County Un	200	595	13,462,441	3,380,165	2,789,087	19,631,693
Craigmont	0	8	0	9,300	21,150	30,450
Grangeville	0	59	0	144,755	301,112	445,867
Lewiston	52	730	3,535,598	3,510,494	4,539,854	11,585,946
Nez Perce Co Un	20	82	777,485	2,522,317	958,194	4,257,996
Moscow	8	184	635,000	353,000	943,986	1,931,986
Latah County Un	24	95	833,947	488,469	468,894	1,791,310
Orofino	2	82	49,000	135,968	195,396	380,364
Osburn	1	21	0	14,613	47,768	62,381
Sandpoint	64	52	1,757,100	235,000	219,084	2,211,184
St. Maries	5	62	31,650	124,543	341,059	497,252
Benewah County Un	31	95	888,235	988,145	234,049	2,110,429
TOTAL NORTHERN	604	2,433	$29,513,402	$19,207,155	$14,576,484	$63,297,041
Boise City	929	7,966	$58,208,890	$36,320,594	$67,259,840	$161,789,324
Meridian	106	219	6,413,667	2,405,528	900,944	9,720,139
Ada County Un	312	694	21,313,340	3,587,098	3,758,473	28,658,911
Caldwell	23	114	1,052,409	445,210	563,777	2,061,396
Canyon County Un	169	284	7,587,834	2,463,809	4,114,809	14,166,452
Nampa	68	298	3,666,703	7,614,857	1,920,287	13,201,847
Emmett	6	163	388,669	42,000	639,121	1,069,790
Gooding	0	11	0	19,630	90,761	110,391
Hailey	23	75	2,187,090	3,287,140	275,150	5,749,380
Ketchum	48	139	10,956,761	5,587,050	3,691,062	20,234,873
Sun Valley	37	135	13,827,000	10,000	1,546,950	15,383,950
Blaine County Un	98	139	23,156,645	0	1,673,842	24,830,487
Jerome	4	48	117,772	350,000	139,228	607,000
Mountain Home	25	145	1,505,698	547,635	867,978	2,921,311
Payette	2	20	50,000	31,000	64,100	145,100
Shoshone	0	13	0	0	45,000	45,000
Twin Falls City	32	210	2,870,195	5,682,454	2,731,286	11,283,935
Twin Falls Co Un	19	56	676,829	339,912	392,897	1,409,638
Weiser	5	69	94,000	622,534	259,839	976,373
TOTAL SOUTHWESTERN	1,906	10,798	$154,073,502	$69,356,451	$90,935,344	$314,365,297
Blackfoot	7	48	$246,000	$871,801	$704,600	$1,822,401
Bingham County Un	73	127	2,553,600	1,368,992	232,672	4,155,264
Idaho Falls	151	436	10,104,868	3,979,062	4,212,760	18,296,690
Ammon	7	30	490,564	123,159	147,316	761,039
Bonneville Co Un	99	208	3,980,937	734,659	1,219,940	5,935,536
Rexburg	10	38	664,500	1,823,000	857,166	3,344,666
Rigby	26	23	751,000	359,500	95,200	1,205,700
Jefferson Co Un	55	177	1,408,458	1,068,377	348,645	2,825,480
Salmon	1	31	76,000	2,500	141,900	220,400
Lemhi County Un	15	51	582,200	28,400	142,733	753,333
St. Anthony	1	18	8,000	28,700	37,100	73,800
TOTAL EASTERN	445	1,187	$20,866,127	$10,388,150	$8,140,032	$39,394,309
American Falls	6	39	$101,100	$342,500	$28,100	$471,700
Power County Un	5	31	235,000	904,500	39,700	1,179,200
Burley	1	26	170,000	322,200	185,500	677,700
Chubbuck	17	42	935,916	38,000	169,900	1,143,816
Montpelier	0	38	0	30,000	55,567	85,567
Pocatello	37	290	2,725,500	1,625,300	5,620,961	9,971,761
Bannock County Un	23	49	1,354,118	290,707	144,491	1,789,316
Preston	4	19	264,000	369,000	72,300	705,300
Franklin County Un	2	3	127,000	5,000	0	132,000
Rupert	5	78	73,410	46,588	983,994	1,103,992
Minidoka County Un	21	69	501,226	1,016,126	327,069	1,844,421
Soda Springs	3	46	46,000	52,350	105,892	204,242
TOTAL SOUTHEASTERN	124	730	$6,533,270	$5,042,271	$7,733,474	$19,309,015
TOTAL 56 LOCATIONS	3,079	15,148	$210,986,301	$103,994,027	$121,385,334	$436,365,662

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

AUGUST 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	13	1,038,976	7	402,697	0	0
Kootenai County Un	31	2,735,893	0	0	13	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville	1	74,416	0	0	0	0
Lewiston	5	501,876	0	0	1	28,000
Nez Perce Co Un	2	293,520	0	0	0	0
Moscow	7	563,587	0	0	0	0
Latah County Un	6	539,727	0	0	3	0
Orofino	0	0	0	0	1	8,000
Osburn			NO NEW RESIDENTIAL			
Sandpoint	1	98,686	0	0	0	0
St. Maries			NO NEW RESIDENTIAL			
Benewah County Un			REPORT NOT RECEIVED			
TOTAL NORTHERN	66	$5,846,681	7	$402,697	18	$36,000
Boise City	118	11,616,540	80	2,277,255	0	0
Meridian	26	2,107,422	0	0	9	92,200
Ada County Un	24	2,316,323	0	0	8	2,700
Caldwell	2	171,388	0	0	0	0
Canyon County Un	18	1,320,234	0	0	11	99,400
Nampa	16	1,065,291	2	77,811	1	0
Emmett	1	78,949	0	0	0	0
Gooding			NO NEW RESIDENTIAL			
Hailey	10	984,175	0	0	0	0
Ketchum	2	931,000	2	180,000	0	0
Sun Valley	3	1,139,000	0	0	0	0
Blaine County Un	14	3,083,000	0	0	0	0
Jerome	0	0	0	0	1	1,000
Mountain Home	1	74,416	0	0	0	0
Payette			NO NEW RESIDENTIAL			
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	8	569,396	0	0	1	720
Twin Falls County Un	2	93,130	0	0	4	0
Weiser	1	71,950	0	0	1	10,000
TOTAL SOUTHWESTERN	246	$25,622,214	84	$2,535,066	36	$206,020
Blackfoot			NO NEW RESIDENTIAL			
Bingham County Un	7	340,700	0	0	7	94,000
Idaho Falls	23	1,795,940	2	117,520	1	14,800
Ammon			NO NEW RESIDENTIAL			
Bonneville County Un	7	359,128	0	0	4	71,448
Rexburg	1	80,000	0	0	0	0
Rigby	2	140,000	0	0	0	0
Jefferson County Un	2	165,000	0	0	9	57,500
Salmon	1	113,800	0	0	1	0
Lemhi County Un	1	55,000	0	0	2	0
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	44	$3,049,568	2	$117,520	24	$237,748
American Falls			NO NEW RESIDENTIAL			
Power County Un	2	256,000	0	0	0	0
Burley	3	375,794	0	0	0	0
Chubbuck			NO NEW RESIDENTIAL			
Montpelier			NO NEW RESIDENTIAL			
Pocatello	4	241,000	0	0	0	0
Bannock County Un	6	382,133	0	0	2	16,660
Preston	2	213,709	0	0	0	0
Franklin County Un			NO NEW RESIDENTIAL			
Rupert			NO NEW RESIDENTIAL			
Minidoka County Un	2	112,064	0	0	4	61,900
Soda Springs	1	47,520	0	0	0	0
TOTAL SOUTHEASTERN	20	$1,628,220	0	$0	6	$78,560
TOTAL 56 LOCATIONS	376	$36,146,683	93	$3,055,283	84	$554,328

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS — EIGHT MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	2	$133,000	0	$0	0	$0
Coeur d'Alene	85	6,123,199	7	402,697	0	0
Kootenai County Un	171	14,292,843	12	562,973	77	0
Craigmont	0	0	0	0	0	0
Grangeville	4	299,960	32	1,223,332	0	0
Lewiston	34	2,817,974	5	330,732	6	159,187
Nez Perce Co Un	12	910,356	0	0	0	0
Moscow	30	3,070,879	4	282,280	0	0
Latah County Un	15	1,366,340	0	0	16	2,500
Orofino	1	77,000	0	0	2	32,000
Osburn	0	0	0	0	3	0
Sandpoint	19	1,335,786	96	2,029,258	7	2,000
St. Maries	1	77,878	0	0	1	6,000
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	374	$30,505,215	156	$4,831,272	112	$201,687
Boise City	740	$64,571,856	413	$11,570,310	0	$0
Meridian	153	11,956,457	6	157,248	35	416,475
Ada County Un	268	23,699,023	0	0	46	14,100
Caldwell	23	1,180,318	34	585,284	5	0
Canyon County Un	131	10,809,157	0	0	79	807,576
Nampa	93	5,756,926	4	173,695	9	6,500
Emmett	8	470,927	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	72	6,732,060	32	1,359,435	0	0
Ketchum	30	9,002,535	27	6,381,000	0	0
Sun Valley	33	11,023,000	23	4,910,000	0	0
Blaine County Un	102	22,027,491	0	0	0	0
Jerome	0	0	0	0	7	27,000
Mountain Home	19	1,001,226	0	0	1	0
Payette	0	0	2	30,000	4	72,000
Shoshone	0	0	0	0	0	0
Twin Falls City	65	5,345,582	8	483,917	8	7,194
Twin Falls County Un	22	1,739,898	0	0	50	0
Weiser	1	71,950	0	0	6	118,000
TOTAL SOUTHWESTERN	1,760	$175,388,406	549	$25,650,889	250	$1,468,845
Blackfoot	0	$0	1	$114,000	0	$0
Bingham County Un	33	2,111,000	0	0	47	780,050
Idaho Falls	202	16,065,040	52	2,991,900	4	96,260
Ammon	6	543,771	0	0	0	0
Bonneville County Un	76	4,942,193	0	0	34	345,284
Rexburg	10	645,200	0	0	0	0
Rigby	4	298,000	0	0	0	0
Jefferson County Un	26	2,266,000	0	0	52	553,070
Salmon	1	113,800	4	98,800	3	0
Lemhi County Un	22	1,133,812	0	0	8	20,690
St. Anthony	0	0	0	0	1	10,000
TOTAL EASTERN	380	$28,118,816	57	$3,204,700	149	$1,805,354
American Falls	2	$176,000	0	$0	3	$27,000
Power County Un	4	486,000	0	0	3	36,800
Burley	9	883,454	0	0	0	0
Chubbuck	10	612,390	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	61	4,337,327	0	0	0	0
Bannock County Un	14	999,169	0	0	4	38,741
Preston	7	749,596	0	0	0	0
Franklin County Un	4	190,000	0	0	0	0
Rupert	1	55,880	0	0	3	26,500
Minidoka County Un	7	462,406	3	96,000	23	293,170
Soda Springs	5	285,020	0	0	0	0
TOTAL SOUTHEASTERN	124	$9,237,242	3	$96,000	36	$422,211
TOTAL 56 LOCATIONS	2,638	$243,249,679	765	$33,782,861	547	$3,898,097

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — AUGUST 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	5	272,037	0	0	1	3,000
Kootenai County Un	23	2,171,158	0	0	13	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville			NO NEW RESIDENTIAL			
Lewiston	8	759,928	0	0	0	0
Nez Perce Co Un	2	89,676	0	0	2	55,000
Moscow	1	59,500	0	0	0	0
Latah County Un	2	164,072	0	0	3	0
Orofino			NO NEW RESIDENTIAL			
Osburn			NO NEW RESIDENTIAL			
Sandpoint	2	180,000	0	0	0	0
St. Maries	0	0	0	0	2	14,650
Benewah County Un	0	0	0	0	6	95,000
TOTAL NORTHERN	43	$3,696,371	0	$0	27	$167,650
Boise City	105	$8,146,082	10	$433,360	0	$0
Meridian	16	1,308,233	0	0	2	23,375
Ada County Un	39	3,473,778	0	0	6	1,800
Caldwell	3	190,484	0	0	1	0
Canyon County Un	24	1,427,796	0	0	5	56,300
Nampa	13	733,027	0	0	1	0
Emmett	1	40,000	0	0	0	0
Gooding			NO NEW RESIDENTIAL			
Hailey	3	274,730	0	0	0	0
Ketchum	7	1,515,116	0	0	0	0
Sun Valley	8	1,778,000	0	0	0	0
Blaine County Un	12	2,200,425	0	0	0	0
Jerome			NO NEW RESIDENTIAL			
Mountain Home	2	148,801	0	0	0	0
Payette			NO NEW RESIDENTIAL			
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	6	780,527	0	0	2	1,566
Twin Falls Co Un	1	68,743	0	0	1	20,000
Weiser			NO NEW RESIDENTIAL			
TOTAL SOUTHWESTERN	240	$22,085,742	10	$433,360	18	$103,041
Blackfoot			NO NEW RESIDENTIAL			
Bingham County Un	7	398,000	0	0	9	131,800
Idaho Falls	12	1,001,640	6	284,440	3	77,000
Ammon	1	40,000	0	0	0	0
Bonneville Co Un	6	435,750	0	0	11	140,709
Rexburg			NO NEW RESIDENTIAL			
Rigby	1	60,000	0	0	0	0
Jefferson Co Un	1	66,100	0	0	9	99,000
Salmon			NO NEW RESIDENTIAL			
Lemhi County Un	4	128,000	0	0	0	0
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	32	$2,129,490	6	$284,440	32	$448,509
American Falls	0	$0	0	$0	1	$13,500
Power County Un	1	90,000	0	0	3	85,000
Burley			NO NEW RESIDENTIAL			
Chubbuck	2	76,000	0	0	0	0
Montpelier			NO NEW RESIDENTIAL			
Pocatello	7	486,000	0	0	0	0
Bannock County Un	3	219,430	0	0	0	0
Preston	1	90,000	0	0	0	0
Franklin County Un	2	127,000	0	0	0	0
Rupert			NO NEW RESIDENTIAL			
Minidoka County Un	2	161,146	0	0	5	90,614
Soda Springs	0	0	0	0	1	11,000
TOTAL SOUTHEASTERN	18	$1,249,576	0	$0	10	$200,114
TOTAL 56 LOCATIONS	333	$29,161,179	16	$717,800	87	$919,314

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS EIGHT-MONTH CUMULATIVE 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$46,876	19	$630,000	0	$0
Coeur d'Alene	50	3,309,663	125	3,552,907	2	3,500
Kootenai County Un	115	12,842,773	14	619,668	71	0
Craigmont	0	0	0	0	0	0
Grangeville	0	0	0	0	0	0
Lewiston	33	2,499,883	6	589,315	13	446,400
Nez Perce Co Un	10	546,845	0	0	10	230,640
Moscow	8	635,000	0	0	0	0
Latah County Un	10	833,947	0	0	14	0
Orofino	0	0	0	0	2	49,000
Osburn	0	0	0	0	1	0
Sandpoint	5	480,000	55	1,272,000	4	5,100
St. Maries	0	0	0	0	5	31,650
Benewah County Un	8	542,735	0	0	23	345,500
TOTAL NORTHERN	240	$21,737,722	219	$6,663,890	145	$1,111,790
Boise City	584	$46,855,259	345	$11,353,631	0	$0
Meridian	90	6,087,372	3	131,520	13	194,775
Ada County Un	251	20,881,900	6	405,440	55	26,000
Caldwell	18	975,909	0	0	5	76,500
Canyon County Un	112	7,130,259	0	0	57	457,575
Nampa	64	3,620,577	2	46,126	2	0
Emmett	6	388,669	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	23	2,187,090	0	0	0	0
Ketchum	34	9,484,161	14	1,472,600	0	0
Sun Valley	30	11,412,000	7	2,415,000	0	0
Blaine County Un	98	23,156,645	0	0	0	0
Jerome	2	98,772	0	0	2	19,000
Mountain Home	22	1,424,128	2	81,570	1	0
Payette	1	32,000	0	0	1	18,000
Shoshone	0	0	0	0	0	0
Twin Falls City	25	2,689,750	2	140,441	5	40,004
Twin Falls Co Un	6	416,829	0	0	13	260,000
Weiser	1	58,000	2	19,500	2	16,500
TOTAL SOUTHWESTERN	1,367	$136,899,320	383	$16,065,828	156	$1,108,354
Blackfoot	5	$246,000	0	$0	2	$0
Bingham County Un	31	1,964,000	0	0	42	589,600
Idaho Falls	97	7,943,117	40	1,985,851	14	175,900
Ammon	7	490,564	0	0	0	0
Bonneville Co Un	49	3,306,750	0	0	50	674,187
Rexburg	10	664,500	0	0	0	0
Rigby	1	60,000	24	687,000	1	4,000
Jefferson Co Un	14	754,900	0	0	41	653,558
Salmon	1	76,000	0	0	0	0
Lemhi County Un	15	582,200	0	0	0	0
St. Anthony	0	0	0	0	1	8,000
TOTAL EASTERN	230	$16,088,031	64	$2,672,851	151	$2,105,245
American Falls	2	$36,000	0	$0	4	$65,100
Power County Un	2	150,000	0	0	3	85,000
Burley	1	170,000	0	0	0	0
Chubbuck	17	935,916	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	37	2,725,500	0	0	0	0
Bannock County Un	20	1,345,418	0	0	3	8,700
Preston	4	264,000	0	0	0	0
Franklin County Un	2	127,000	0	0	0	0
Rupert	1	49,410	0	0	4	24,000
Minidoka County Un	4	267,062	0	0	17	234,164
Soda Springs	1	21,500	0	0	2	24,500
TOTAL SOUTHEASTERN	91	$6,091,806	0	$0	33	$441,464
TOTAL 56 LOCATIONS	1,928	$180,816,879	666	$25,402,569	485	$4,766,853

Compiled by First Security Bank of Idaho, N.A.